



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission
From: Bill Harbert, Planner *BA*
Through: Townsley Schwab, Acting Sr. Director of Planning & Environmental Resources *TS*
Date: March 10, 2009
Subject: *Administrative Appeal by Frank Greenman, Esq., on behalf of Richard Roberts concerning property located at 2887 Central Avenue, Big Pine Key, Mile Marker 31, Real Estate No. 00316460.000000*

Meeting: March 25, 2009

I DECISION BEING APPEALED:

The Appellant is appealing a decision by Townsley Schwab, Acting Sr. Director of Planning & Environmental Resources, which was set forth in a letter to Frank Greenman, agent for the property owner, Richard Roberts, on October 24, 2008.

The precise decision being appealed is a determination that there is not a lawfully-established dwelling unit within the existing structure on the subject property and thereby any replacement shall not be exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system. This decision was made in accordance with §138-22(1) of the Monroe County Code and Administrative Interpretation 03-108.

Location:

Address: 2887 Central Avenue, Big Pine Key, mile marker 31 (gulfside)
Legal Description: Block 7, Lot 7, Big Pine Shores
Real Estate Number: 00316460.000000

Appellant: Franklin D. Greenman Esq., on behalf of Richard Roberts
Property Owner: Richard Roberts

II RELEVANT PRIOR COUNTY ACTIONS:

Building Permit A-6275 was issued on January 21, 1980 for the construction of a supply warehouse.

Code Enforcement Case CE07040233 was opened on April 27, 2007 and Code Enforcement Officer, Kathleen Windsor, observed violations on the property including unpermitted improvements to the interior of the existing structure.

On March 25, 2008, the property owner Richard Roberts applied to the Building Department for the after-the-fact interior renovations to the kitchen, walls and fence. The application was filed as Building Permit ATF Application 081-1130.

Upon review of Building Permit ATF Application 081-1130, Planning and Environmental Resources Department Staff questioned whether or not the dwelling unit was lawfully established. The building permit history indicates the building was constructed as a warehouse with no residential floor area.

On June 11, 2008, Frank Greenman, agent for the property owner Richard Roberts, applied to the Planning & Environmental Resources Department for an exemption from the ROGO permit allocation system.

On October 24, 2008, the Director of Planning & Environmental Resources, Townsley Schwab, issued a letter to Frank Greenman denying the ROGO exemption request.

On November 10, 2008, the Planning & Environmental Resources Department received an application of administrative appeal to the planning commission from Frank Greenman, agent for the property owner Richard Roberts.

Following the denial of the ROGO exemption request and the reception of an administrative appeal to the planning commission application, Planning & Environmental Resources Department staff logged building permit application 081-1130 as pending.

III BACKGROUND INFORMATION:

- A. Total Size of Site: 6,668 ft² (0.15 acres)
- B. Land Use District: Sparsely Settled (SS)
- C. Future Land Use Map (FLUM) Designation: Residential Low (RL)
- D. Tier Designation: Tier 1
- E. Existing Vegetation / Habitat: Developed
- F. Existing Use: Residential; however, the existing building was constructed under single ownership as a supply warehouse across the lot lines of lots 6 & 7. However, according to the warranty deeds from lots 6 & 7, the single ownership was severed in 1993 and the warranty deed submitted by the Applicant with this appeal package indicates that Mr. Roberts purchased lot 7 in 2005. The portion of the building on lot 6 remains a supply warehouse and the portion existing on lot 7 currently owned by Mr. Roberts was converted to a dwelling unit.
- G. Community Character of Immediate Vicinity: Low-density single-family residential and commercial fishing

IV REVIEW OF APPLICATION:

1 The decision being appealed is a determination that the existing structure on the subject
2 property is not a lawfully-established dwelling unit and thereby any replacement shall not
3 be exempt from the ROGO permit allocation system. This decision was set forth in a
4 letter October 24, 2008 (Attachment A) and made in accordance with MCC §138-22(1)
5 (Attachment B) and Administrative Interpretation 03-108 (Attachment C).
6

7 As defined in MCC §101-1, a *dwelling unit* is one (1) or more rooms physically arranged
8 to create a housekeeping establishment for occupancy by one (1) family with separate
9 toilet facilities. Furthermore, as defined in MCC §101-1, a *permanent residential unit* is a
10 dwelling unit that is designed for, and capable of, serving as a residence for a full
11 housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.
12

13 Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment,
14 rehabilitation or replacement of any lawfully-established residential dwelling unit which
15 does not increase the number of residential dwelling units above that which existed on the
16 site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land
17 containing residential dwelling units shall be entitled to one (1) unit for each such unit
18 lawfully-established. Administrative Interpretation 03-108 provides the criteria to be used
19 by Staff to determine whether or not a residential unit was lawfully-established.
20

21 Pursuant to Administrative Interpretation 03-108, a property owner may receive an
22 exemption from the ROGO permit allocation system if the unit is found to have been:
23

- 24 • *Lawfully-established* – There is a permit or other official approval from the Division
25 of Growth Management for the dwelling unit; or
26
- 27 • *Counted in ROGO and the Year 2010 Comprehensive Plan* – If a permit or other
28 official approval from the Division of Growth Management is not available, the
29 following information may be used to establish that a residential unit was lawfully-
30 established: aerial photos showing the structure in existence prior to 1986; Monroe
31 County property record card showing the existence of the unit prior to 1986; utility
32 records that show the residential use being served prior to 1986; whether the
33 residential use could have been a permitted use under the pre-1986 zoning of the
34 property; occupational licenses showing the residential use being served prior to
35 1986; and other supporting information.
36

37 In the October 24, 2008 letter, based on the above criteria, Staff determined that the
38 existing structure was not a lawfully-established dwelling unit for the following reasons
39 (provided in *italic*):
40

- 41 a. *Pursuant to Monroe County Code §9.5-268 [now §130-163], in order to be exempt*
42 *from the Rate of Growth Ordinance (ROGO), one (1) lawful dwelling unit must have*
43 *been in existence on the effective date of the county's land development regulations*
44 *(September 15, 1986) or, if constructed after the effective date, must have been*
45 *permitted in accordance with the land development regulations and the ROGO permit*
46 *allocation system.*

Staff did not locate any building permits or any other approval from the Growth Management Division permitting the establishment of a dwelling unit on the property.

The only building permit located by Staff was building permit A-6275, issued on January 21, 1980 for the construction of a supply warehouse. The Department of Health application and permit located in building permit A-6275 indicates that no bedrooms were part of this Department of Health permit.

The pre-1986 zoning of BU-2 (medium business district) prohibited residential uses. However, BU-2 zoning did allow for watchmen and caretakers quarters as accessory uses. Staff was unable to locate any permits for approving any watchmen or caretakers quarters. Furthermore, the existing dwelling unit comprises 50% of the building, which is not subordinate in area, extent and purpose to the remaining warehouse floor area (which is currently under separate ownership and assessed on the parcel identified as RE: 00316470-000000).

- b. The building was built in 1980 as a storage warehouse with no bedrooms or living area. A dwelling unit built after 1978 would have been required to be built above base flood in accordance with floodplain management regulations. The structure does not appear to be elevated above base flood.*

Building permit A-6275 was issued for the construction of a supply warehouse. Floodplain management regulations currently in place date back to 1978 and did not allow for habitable living space to be constructed below the base flood elevation. It appears that the structure built under building permit A-6275 was not constructed above the base flood elevation. Therefore, The Growth Management Division could not have permitted any portion of the supply warehouse to be converted into a dwelling unit. Furthermore, density requirements for the SS district require 2 acres of buildable land per dwelling unit. This parcel is .15 acres; therefore, Staff would not be able to permit a dwelling unit on this parcel.

- c. The building was built as a storage warehouse in 1980. Staff has found no building permit for the conversion of any of the warehouse's floor area to a dwelling unit.*

Staff was unable to locate any building permits approving the conversion of a portion of the supply warehouse to a dwelling unit. Staff found only one building permit issued for the subject property. Building permit A-6275 was issued for the construction of a supply warehouse. No other building permits could be found for the conversion of any portion of the supply warehouse.

In conclusion, the Director of Planning & Environmental Resources' decision to deny the ROGO exemption request was based on several findings of fact and conclusions of law, as provided in this staff report.

1 Pursuant to MCC §138-22, the ROGO shall not apply to the redevelopment, rehabilitation
2 or replacement of any lawfully-established residential dwelling unit which does not
3 increase the number of residential dwelling units above that which existed on the site prior
4 to the redevelopment, rehabilitation or replacement. Using the records and criteria as set
5 forth in Administrative Interpretation 03-108, Staff has found that the existing structure
6 was not lawfully-established and requests that the Planning Commission uphold the
7 decision of the Director of Planning & Environmental Resources and deny the
8 administrative appeal request.
9

10 V RECOMMENDATION:
11

12 Staff recommends DENIAL of the administrative appeal request to the Planning
13 Commission.

1 Attachment A:
2 Letter to Frank Greenman, agent for the property owner, Richard Roberts, from Townsley
3 Schwab, Acting Sr. Director of Planning & Environmental Resources, dated October 24,
4 2008

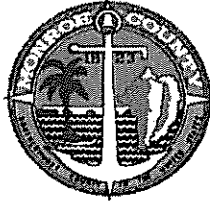
County of Monroe

Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Mario Di Gennaro, Dist. 4
Mayor Pro Tem Dixie Spehar, Dist. 1
George Neugent, Dist. 2
Charles "Sonny" McCoy, Dist. 3
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

October 24, 2008

Frank Greenman
5800 Overseas Highway, Suite 40
Marathon, FL 33050

RE: ROGO Exemption Request for 2887 Central Avenue, Big Pine Key, Mile Marker 31
Block 7, Lot 7, Big Pine Shores Subdivison, Real Estate Number 00316460.000000

Mr. Greenman,

You requested a determination as to whether one (1) residential dwelling unit is exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

Pursuant to Sec. 9.5-120.4(a) of the Monroe County Code (MCC), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one (1) unit for each such unit lawfully-established. Administrative Interpretation 03-108 provides the criteria to be used by Staff to determine whether or not a residential unit was lawfully-established.

A review of the records has determined:

- The property is located in a Sparsely Settled (SS) Land Use District. Residential density permitting, a single-family detached dwelling is a permitted use in the SS District. Prior to 1986, the property was within a BU-2 District (Medium Business District).
- A site visit was conducted by Monroe County Senior Planning Technician, Bill Harbert, on October 10, 2008. An occupied dwelling was observed. Staff was granted access to enter the building and found all components of a dwelling unit, one kitchen, two bathrooms and living area.

- The following building permits were found for RE 00316460.000000:

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
A-6275	01-21-1980	Construction of a new supply warehouse

Building Permit A-6275 was issued for a storage warehouse to be built on Lots 6 & 7, lying across the lot line, that were under common ownership. After the construction, Lots 6 & 7 was sold to different property owners, therefore, creating a non-conforming structure.

- In aerial photography from 1984 to 2006, the building is visible on the property. However, from aerial photography, Staff is unable to determine whether or not the building was being used residentially at any given time.
- The Monroe County Property Appraiser's records indicate that a building has been on the tax roll from 1985 to 2007. The year built of the existing structure is indicated as 1980. The existing building is currently situated across the lot line of Lots 6 & 7. The Monroe County Property Appraiser's records for Lot 6 indicate that a building has been on the tax roll from 1982 to 2007.
- Keys Energy Service records indicate that electrical service has been provided to 2887 Central Avenue as early as 1980.
- An affidavit from Peter J. Scott was submitted indicating that he had owned the property and utilized the property uninterruptedly as his residence.

Based on a review of the records, the Planning & Environmental Resources Department is unable to approve your request for the following reasons:

- Pursuant to Monroe County Code § 9.5-268, in order to be exempt from the Rate of Growth Ordinance (ROGO), one (1) lawful dwelling unit must have been in existence on the effective date of the county's land development regulations (September 15, 1986) or, if constructed after the effective date, must have been permitted in accordance with the land development regulations and the ROGO permit allocation system.
- The building was built in 1980 as a storage warehouse with no bedrooms or living area. A dwelling unit built after 1978 would have been required to be built above base flood in accordance with floodplain management regulations. The structure does not appear to be elevated above base flood.
- The building was built as a storage warehouse in 1980. Staff has found no building permit for the conversion of any of the warehouse's floor area to a dwelling unit.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you, please feel free to contact our Marathon office at (305) 289-2500.

You may appeal this decision. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Debby Tedesco, at (305) 289-2500 for the necessary forms and information. ROGO Exemption Request for 2887 Central Avenue, Big Pine Key, Mile Marker 31
Block 7, Lot 7, Big Pine Shores Subdivison, Real Estate Number 00316460.000000

The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Ms. Tedesco, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,

A handwritten signature in black ink, appearing to read "Townsley Schwab", written over the printed name.

Townsley Schwab

Acting Director of Planning and Environmental Resources

1
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Attachment B:
§138-22(1) of the Monroe County Code

Sec. 138-22. Type of development not affected.

The residential ROGO shall not apply to the development described below:

- (1) Redevelopment on-site. Redevelopment, rehabilitation or replacement of any lawfully established residential dwelling unit or space that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement shall be exempt from the residential ROGO system.

1
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Attachment C:
Administrative Interpretation 03-108

Monroe County Department of Planning and Environmental Resources
Administrative Interpretation

October 22, 2003

TO: **Growth Management Staff**

FROM: **K. Marlene Conaway, Director**
Department of Planning and Environmental Resources

ADMINISTRATIVE INTERPRETATION NO: 03-108

RE: **Lawfully Established Units and/or Floor Area**

Issue:

The County regulations are designed to control the amount and location of both residential and non-residential development. With the difficulty, limitations, and time involved in obtaining ROGO and NROGO allocations, and the moratorium on new transient units more and more property owners are trying to find ways to define and maximize the "as-of-right" redevelopment potential of their properties.

A major problem is the difficulty in finding old records and permits issued before 1986. The record is spotty and complete files may be found for one property and nothing for another, although there may be reasons to believe both properties received some permits.

A consistent method needs to be followed to determine *lawful establishment for the following situations*:

- Is a property entitled to one or more ROGO exemptions for transient or residential units that may be use on site or transferred (TRE)?
- How much floor area on a site is NROGO exempt and may be replaced on site or transferred to another appropriate site?

Interpretation:

Sections 9.5-120.4 and 9.5-124.3 states that for development to not be affected by the requirements of obtaining a ROGO or NROGO allocation the residential unit, space or floor area must be *lawfully established*.

A landowner will receive an exemption from the ROGO or NROGO allocation system if his property meets the following test:

- *Lawfully-established* - A permit or other official approval from the Division of Growth Management for the units and/or floor area; and
- *Counted in ROGO and 2010 Comprehensive Plan* - Proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 census. The census was used to determine the number of existing residential units that is the basis for ROGO and NROGO.

If a permit or other Growth Management approval is not available the following may be used to establish that the property was *lawfully-established*:

- Aerial photographs showing existence of the dwelling unit/non-residential structure prior to 1986 – the date the LDRs and Land Use District maps were adopted. The map designation pre-1986 of many properties is different from today's designation and the uses permitted in the district are different. This answers the question of , "If the unit or floor area could have been permitted?"; *and*
- County property record card showing the existence of the unit or floor area prior to 1986. After 1986 the permit records are considered complete and a permit is required to demonstrate that the unit was lawfully established, the existence of the unit or floor area prior to 1986 is an indication of what the use of the structure was at that time; *and*
- Utility records for the period 1986-1991 that show the use was being served. ROGO is based on the 1990 census count of dwelling units; to be counted in the census someone had to be living in the unit. All of the years are not required if 1990 is available; *and*
- The use could have been a permitted use under the pre-1986 zoning of the property. This not only refers to the type of use but also the construction. For example: a residential unit could not have been permitted below flood level after January 1, 1975, therefore a structure built in 1980, below flood level, could not have been lawfully established as a residential unit.
- To help establish non-residential use of a property Occupational Licenses (1986-1991), if available, should also be submitted. The amount of nonresidential floor area that may be allocated is based on the floor area existing in 1990 (239 square feet for each residential unit counted in the census).

Additional information will be required to help establish the number of units for mobile home and/or recreational vehicles (RVs) in parks:

- The number of units in the mobile home surveys taken in the late 1980s and early 1990s may be used as an indication, but it should be recognized that the number on site, at any one point in time, may have varied from the actual number.
- The number of recreation vehicles included on the Health Department Licenses as provided for in F.S., chapter 513 for the year 1996 are the maximum number of RVs that may be on the site. Both mobile homes and RVs require a residential ROGO and prior to adoption of the 2010 Comprehensive Plan could be interchanged. Policy 101.2.6 prohibits new transient residential units, including RV spaces, until December 2006. In a district that allows mobile homes and RV spaces (URM), a mobile home may be permitted without a ROGO allocation if a RV space is removed.
- Demolition permits if mobile homes have been removed.
- Occupational Licenses if available for the years 1990 through 1996.

Note: Living in an abandoned shed does not make it a residential unit and an old mobile home used for storage does not become floor area. If the use could/would not have been permitted, it may not be used as an exemption from ROGO.

There will be cases where the applicant and staff are unable to provide all the information required to determine if the structure is lawfully established and in use in 1990. Other information and “proof” of use may be provided to the Planning Director for consideration.

*This Administrative Interpretation was prepared with the Planning Commission to provide criteria for determining “lawfully established” and consistency in determination of and awarding of ROGO and NROGO exemptions and approval of TRE and the transfer of non-residential floor area.

1
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Attachment D:
§130-163 of the Monroe County Code

Sec. 130-163. Existing residential dwellings.

Notwithstanding the provisions of sections 130-157 and 130-158, the owners of land upon which a lawfully established dwelling unit or a mobile home, but not including transient residential units exists shall be entitled to one dwelling unit for each such unit in existence. Such legally-established dwelling unit shall not be considered as a nonconforming use.

1 Attachment E:
2 2007 Monroe County Property Record Card for Real Estate Number 00316460.000000

Monroe County Property Record Card (017)

Alternate Key: 1389960 Roll Year 2009
 Effective Date: 3/10/2009 9:57:55 AM Run: 03/10/2009 09:58 AM

ROBERTS, RICHARD M
 P O BOX 430218
 BIG PINE KEY FL 33043

Parcel 00316460-000000-10-66-29 Nbhd 593
 Alt Key 1389960 Mill Group 100H
 Affordable Housing No PC 0100
 FEMA Injunction ALL
 Inspect Date Next Review
 Business Name
 Physical Addr 2887 CENTRAL AVE, BIG PINE KEY

Associated Names	
Name	DBA
ROBERTS, RICHARD M	
Role	
Owner	

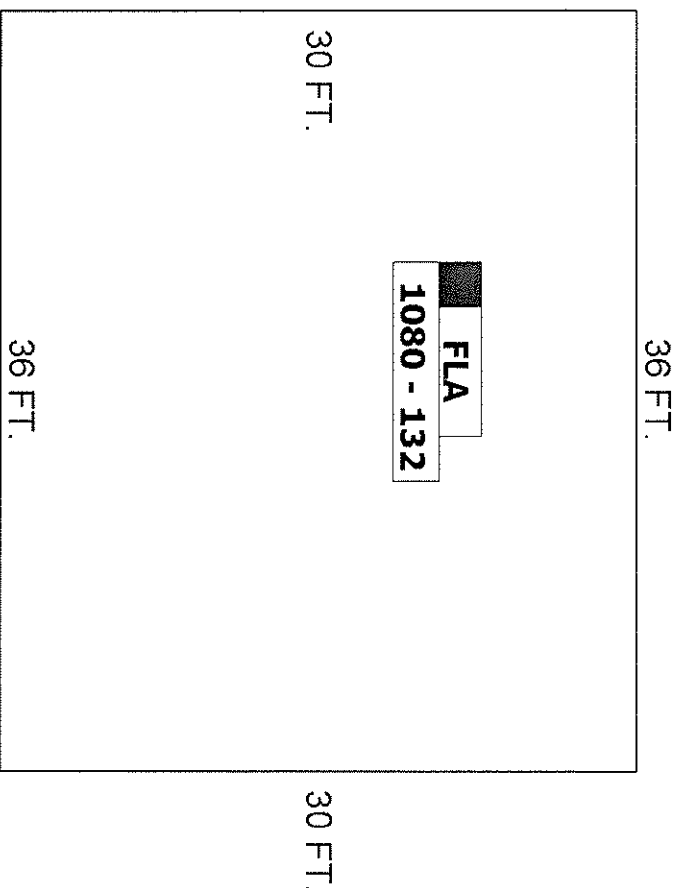
Legal Description
 BK 7 LT 7 BIG PINE SHORES PB5-20 BIG PINE KEY OR473-95-96 OR680-477 OR780-1843 OR2132-859 OR2138-1865 OR2221-281

Land Data 1.15																
Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
42828	010D	0	0	Yes	6,668.00	SF	100.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (017)

Alternate Key: 1389960 Roll Year 2009
Effective Date: 3/10/2009 9:57:55 AM Run: 03/10/2009 09:58 AM

Building Sketch 42258



Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	132	Functional Obs	0.00
Effective Age	21	Condition	A	Depreciation %	0.29	Economic Obs	0.00
Grnd Floor Area	1,080	Quality Grade	350	Year Built	1980	Special Arch	0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type 2	Roof Cover 2	Heat 1	6	Heat 2	0	Heat Src 1	1	Heat Src 2	0	Foundation 4	Bedrooms	1
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	3	Vacuum	0	Security	0
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0
											Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	0	8.METAL/ALUM	1	1980	N	Y			1,080	002	100.00

Monroe County Property Record Card (017)

Alternate Key: 1389960 Roll Year 2009
 Effective Date: 3/10/2009 9:57:55 AM Run: 03/10/2009 09:58 AM

Miscellaneous Improvements												
Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	FN2:FENCES	972	SF	100.00	162	6	2005	2006	2	30		
Total Depreciated Value												

Appraiser Notes

2003/8/16 CHANGED EFF AGE TO 2 FROM 1 FOR 2004 TAX ROLL; 77
 2005 10/11 CHANGED PC FROM 01 TO 12 COMMERCIAL/RESIDENTIAL & CHANGED USE FROM 010D TO 100D (DUE TO SHOP IN SBF PORTION) (103LT)
 2007/12/03 CHANGED PC12 TO PC01, LAND USE FROM 100D TO 010D, QG300 TO 350, SBF TO FLA, ADDED FN2 & CENTRAL A/C (124JDC)
 2007/12/03 SEE ADMIN NOTES

Monroe County Property Record Card (017)

Alternate Key: 1389960 Roll Year 2009
Effective Date: 3/10/2009 9:57:55 AM Run: 03/10/2009 09:58 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	98,353	0	68,093	3,164	169,610	169,610	25,000	N	144,610
2007F	C	180,036	0	47,038	0	227,074	227,074	0	N	227,074
2006F	C	180,036	0	47,038	0	227,074	227,074	0	N	227,074
2005F	C	100,020	0	51,926	0	151,946	151,946	0	N	151,946
2004F	C	20,004		51,924	0	71,928	71,928	0	N	71,928
2003F	C	16,670		58,032	0	74,702	74,702	0		74,702
2002F	C	13,336		53,050	1,008	67,394	67,394	0		67,394
2001F	C	13,336		53,050	1,046	67,432	67,432	0		67,432
2000F	C	13,336		53,050	407	66,793	66,793	0		66,793
1999F	C	13,336		53,050	421	66,807	66,807	0		66,807
1998F	C	7,335		35,464	435	43,234	43,234	0		43,234
1997F	C	7,335		35,464	0	42,799	42,799	0		42,799
1996F	C	7,335		32,241	0	39,576	39,576	0		39,576
1995F	C	7,335		32,241	0	39,576	39,576	0		39,576
1994F	C	7,335		32,241	0	39,576	39,576	0		39,576
1993F	C	7,335		32,241	0	39,576	39,576	0		39,576
1992F	C	7,335		32,241	0	39,576	39,576	0		39,576
1991F	C	7,335		28,369	0	35,704	35,704	0		35,704
1990F	C	7,335		28,369	0	35,704	35,704	0		35,704
1989F	C	7,335		28,369	0	35,704	35,704	0		35,704
1988F	C	6,668		25,648	0	32,316	32,316	0		32,316
1987F	C	6,668		25,061	0	31,729	31,729	0		31,729
1986F	C	6,668		25,105	0	31,773	31,773	0		31,773
1985F	C	6,278		19,803	0	26,081	26,081	0		26,081
1984F	C	6,278		0	0	6,278	6,278	0		6,278
1983F	C	6,278		0	0	6,278	6,278	0		6,278
1982F	C	4,449		0	0	4,449	4,449	0		4,449

Monroe County Property Record Card (017)

Alternate Key: 1389960 Roll Year 2009
 Effective Date: 3/10/2009 9:57:55 AM Run: 03/10/2009 09:58 AM

Sales History

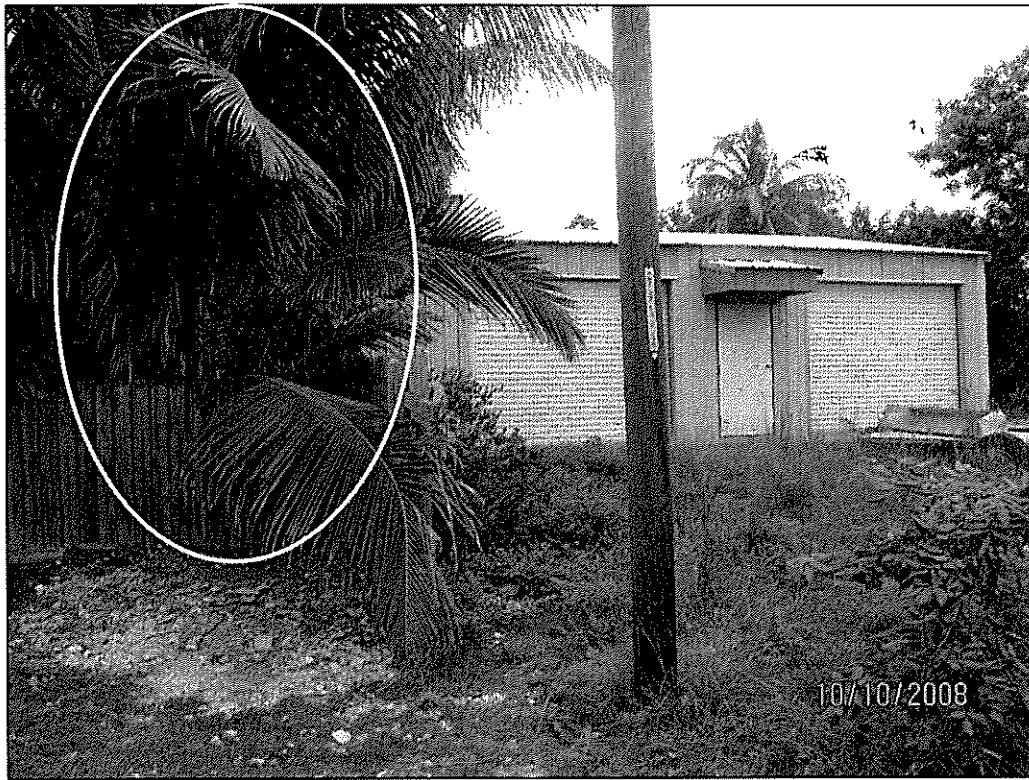
Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
780	1843	1/1/1979	Conversion Code	0	Q	V	5,300
2132	859	6/20/2005	Warranty Deed	0	H	I	60,000
2132	859	6/20/2005	Warranty Deed	0	M	I	60,000
2138	1865	6/30/2005	Warranty Deed	0	M	I	100,000
2221	281	6/26/2006	Warranty Deed	0	H	I	130,000

Exemptions

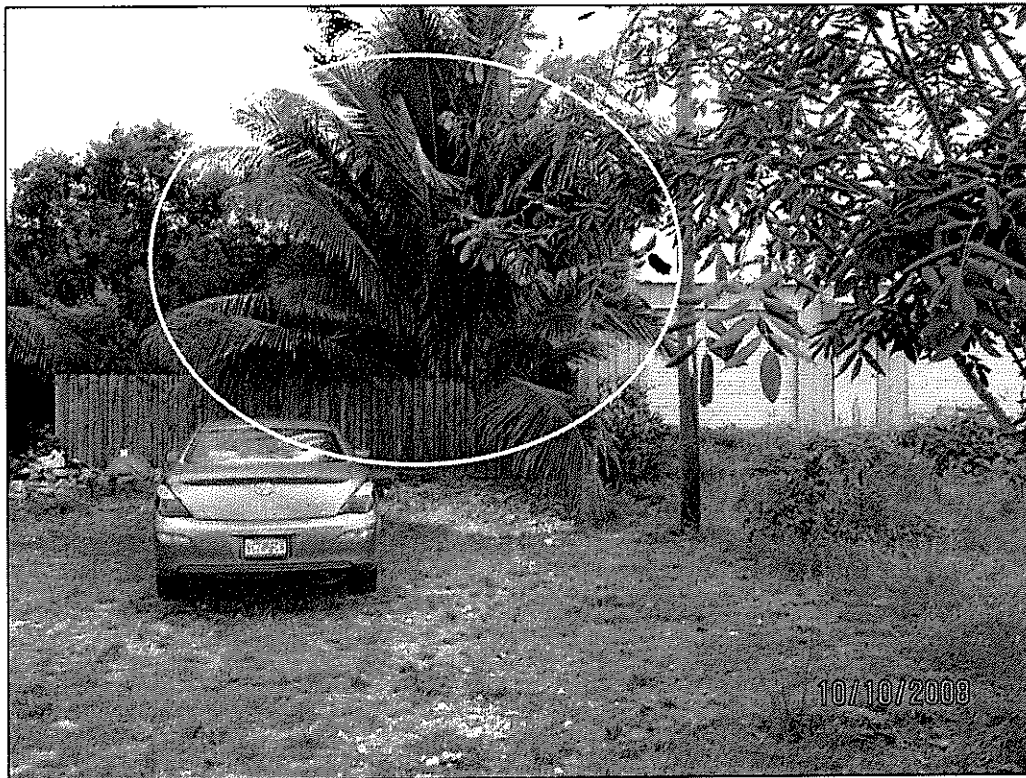
Code	Description	Value	Year	Renewal	%	Amount Applied
39	25000 HOMESTEAD	25,000	2008	1	100.00	
44	ADDL HOMESTEAD	25,000	2008	1	100.00	

1
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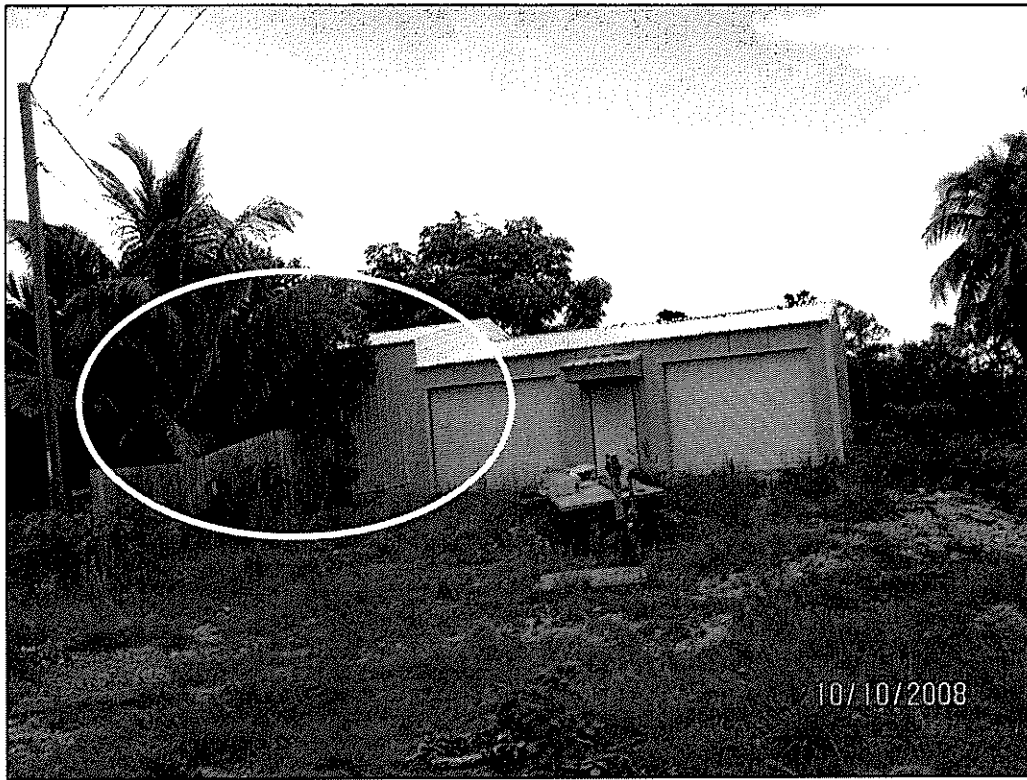
Attachment F:
Photographs of Subject Parcel, dated October 10, 2008



Front of subject property including attached supply warehouse from Central Avenue, Mr. Roberts' portion of the subject property behind Vegetation, Outlined in White



Front of subject property from Central Avenue, subject property behind Vegetation, Outlined in White



Front of subject property including attached supply warehouse from Central Avenue, Mr. Roberts' portion of the subject property behind Vegetation, Outlined in White



**Kitchen
First Floor**



**Full Bathroom
First Floor**



**Living Space and
Stairs
First Floor**



**Bedroom / Office
Second Floor**



**Bedroom
First Floor**



**Aerial Photograph
Subject Property
Outlined in Blue**